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July 19, 2004

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Hand Delivery

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210S
Washington, D.C. 20001

Re: Application of Montrose, LLC
1819 Belmont Road, N.W. (Square 2551, Lot 45)

Dear Members of the Board:

Enclosed please find an application and supporting materials requesting special exception approval for the above-referenced property. We have enclosed an original and 20 copies of the following:

- Completed Form 120 Application;
- Letters from Montrose, LLC authorizing Holland & Knight LLP to file the application;
- In lieu of a memorandum from the Zoning Administrator, a completed Zoning Self-Certification Form;
- Plat prepared by the D.C. Surveyor showing the Subject Property with footprint of building drawn;
- Architectural drawings showing the plans for the proposed building on the Subject Property;
- Photographs of the Subject Property;
- Statement of Existing and Intended Use of the Subject Property;
- Preliminary Statement of Compliance with Burden of Proof;
- The names and mailing addresses and mailing labels for the owners of all property within 200 feet in all directions from all boundaries of the Subject Property; and
- Check for the filing fee in the amount of $2,000.00.

BZA
Case No. 17221
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17221
EXHIBIT NO. 1

We believe that the application is complete and acceptable for filing and we request that the Board schedule a public hearing on the application at the soonest available time.

We are prepared to answer any questions or provide such other information as you may require. Thank you for your attention to this application.

Very truly yours,

HOLLAND & KNIGHT LLP

Mary Carolyn Brown

Enclosures

cc: Gail Montplaisir (w/encl.)
Norman Smith (w/encl.)

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